

Development Authority of Lumpkin County Meeting Minutes
March 17, 2015
Conference Room, Lumpkin County Administration Building

Board Members in attendance: Jim Curtis, Jason Cox, Jim Higdon, John Gaston, J. B. Jones, Wyman Walden

Associate Members/Guests in attendance: Steve Gooch, Dee Harris, Joy Edelberg, Gerald Lewy, Pete Seabolt, Doug Sherrill, John Quinn, Bruce Hoffman

Meeting called to order by Chairman Jim Higdon at 9:03 am

Motion to approve agenda: J. B. Jones. Second: Jim Curtis. Motion carried.

Motion to approve February 24, 2015 minutes: Jim Curtis. Second: J. B. Jones. Motion carried.

Associate Members Reports:

Commissioner Doug Sherrill expressed appreciation for everyone for their efforts. He noted the BOC vision as established at their recent retreat is to improve efforts and as the economic development representative let him know our concerns and successes. Chairman Jim Higdon asked about storm cleanup progress. Commissioner Sherrill stated the road/public works departments have established a priority list and are working the list. The cost may be as much as 3 to 4 hundred thousand and we don't know if we will get any state or federal reimbursement.

City Councilman Bruce Hoffman noted the City of Dahlonega has added additional grinders and dumpsters to help facilitate cleanup inside city limits. He reported a combined meeting with county on Thursday, March 26.

Pete Seabolt from Lumpkin County Schools reported much tree damage at the Middle School but thankfully the system has good insurance. He reported LCHS student Don Landrum is a National Merit finalist.

Financial Report – given by Dee Harris as suggested by Treasurer Jason Cox. Jason noted he had only just received the financial reports and had not had a chance to study them. He plans to meet with new bookkeeping firm for more information. Dee reported no significant entries in the financial statements for January and February. Accounts are in balance and within budget. Motion to accept January and February financial reports: J.B.Jones. Second: Jim Curtis. Motion carried.

Arcadia project update – Executive director Steve Gooch noted a conference call construction meeting held to clarify some issues. He hopes to have similar meetings biweekly. The groundbreaking ceremony will be April 3rd. Steve noted the tenant has requested pricing on small revisions mainly adding bathroom upstairs and loading docks vs drive in doors. He noted the loan process was taking longer than anticipated creating more work for Attorney Joy

Edelberg. One issue has been the construction inspector. The bond counsel asked us to hire an inspector for our draw schedule. CHA was our choice at \$15,000 which the board had agreed. C & S bank also has a requirement for inspector at cost to us. The bank tried to get CHA approved on the banks list but was unsuccessful. The bank's stand is we can use CHA at our cost if we desire but we also will have to absorb the cost of their inspector. Steve recommended we drop CHA and use the banks inspector rather than pay for duplicate services. Motion to use bank's inspector: John Gaston. Jason Cox asked if CHA will have any claim on us. Steve said we had discussion with CHA but no contract. At most they may have a small charge for previewing plans. Second. Wyman Walden. Motion carried.

Steve noted another issue with the closing is the banks attorney fees. C & S quoted \$2500 to close the loan. The actual costs are up to \$15,500. Discussion Jason Cox – we shouldn't have to pay for their learning curve. Jim Curtis- \$15,500 is not unreasonable recommends paying it. Chairman Jim Higdon asked Attorney Edelberg her opinion on the higher cost. Joy stated the fee was reasonable, the problem is that banker quoted \$2500. Motion to approve paying \$15,500 in attorney fees for closing Community & Southern note: Jim Curtis. Second: J. B. Jones. Motion carried. Jason Cox to Steve: communicate to the bank that this is it>

Chairman Higdon asked Steve for an update on the general assembly. Steve noted the session will end April 2.

Steve reported the Steak N Shake should be closing early April and is ready to go. Fieldale building is under contract. Perhaps for a bowling alley, family entertainment center. Steve has a prospect for the property at Hwy 52 & Longbranch.

Members questioned the GA 400 outdoor storage buildings. The buildings are only supposed to be there temporarily. Commissioner Sherrill said he will check on the issue. Commissioner Sherrill also stated the Dollar General is getting pushback for its newest location on Hwy. 52.

Motion to adjourn: Jason Cox. Second: Wyman Walden. Meeting adjourned at 9:32 am.

Approved